



CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CALIFORNIA 92075-2215 • (858) 720-2400
www.ci.solana-beach.ca.us FAX (858) 792-6513 / (858) 755-1782

June 6, 2011

HOUSING POLICY
DEVELOPMENT, HCD

JUN 08 2011

Glen A. Campora, Assistant Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: Housing Element Annual Progress Report (APR)
Copy of Submittal on March 24, 2011

Dear Glen A. Campora;

We are in receipt of your correspondence letter that states that you are not in receipt of our Housing Element Annual Progress Report (APR) due April 1, 2011.

Attached, please find a copy of the APR submitted on March 24, 2011. I have also attached copies of the certified mail receipts from the US Postal Service sent to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research. I have also attached a copy of the report itself for your convenience.

Please provide us with a revised letter, which confirms your receipt of our timely submittal.

Sincerely,

Tina Christiansen, AIA
Community Development Director

CC: David Ott, City Manager
Wende' Protzman, Deputy City Manager

Encl.

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Governor's Office of Planning and
Reasearch
P. O. Box 3044
Sacramento, CA 95812-3044

PS Form 3800, August 2006

See Reverse for Instructions

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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scott Morgan, Senior Planner
 Governor's Office of Planning and
 Reasearch
 P. O. Box 3044
 Sacramento, CA 95812-3044

2. Article Number
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- A. Signature [Signature] ☐ Agent ☒ Address
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Sent To Glen A Campora, Assistant Deputy Director	
Street, Apt. No. HCD - Division of Housing Policy Development	
or PO Box No. P. O. Box 952053	
City, State, ZIP Sacramento, CA 94252-2053	
PS Form 3800, August 2006 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION FOR DELIVERY	
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1. Article Addressed to: Glen A Campora, Assistant Deputy Director HCD - Division of Housing Policy Development P. O. Box 952053 Sacramento, CA 94252-2053		3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
7010 0290 0002 3001 0869			
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1	



CITY OF SOLANA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
635 South Highway 101 • Solana Beach • California • 92075-2215

Transmittal

TO: Department of Housing and Community Development, Governor's
Office of Planning and Research, SANDAG

FROM: Tina Christiansen, Community Development Director *TPSC*

DATE: March 24, 2011

SUBJECT: Annual Housing Element Progress Report

As required by the State Department of Housing and Community Development, the City is transmitting a copy of its completed Annual Housing Element Progress Report.

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Solana Beach

Mailing Address: Community Development Department
635 S. Highway 101 Solana Beach, CA 92075

Contact Person: Tina Christiansen Title: Community Development Director

Phone: (858) 720-2444 FAX (858) 720-2448 E-mail: tchristiansen@cosb.org

Reporting Period by Calendar Year: from January 1, 2003* to December 31, 2010

These forms and tables, (see sample -- next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

*Note: In order to more accurately represent progress toward meeting its regional share, the City has chosen to report housing activity for the full time- period covered by the RHNA reporting period.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach
	1/1/2010 - 12/31/2010

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4	5	5a	6	7	8
762 N. Granados	SU	R	1		1	local ord.	1	
(9) Total of Moderate and Above Moderate from Table A3			0	2				
(10) Total by Income Table A/A3			1	2	3			
(11) Total Extremely Low-Income Units*								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach
	1/1/2010 - 12/31/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income					(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	0 - 30% AMI	31% - 50% AMI	51% - 80% AMI	81% - 100% AMI	Total	
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill Units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	2	0	0	1		3	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach
1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	2003	2004	2005	2006	2007	2008	2009	2010	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed	30										30
	Restricted											
	Non-deed restricted											
Low	Deed	22			5	1	1	1		1	9	13
	Restricted											
	Non-deed restricted											
Moderate	Deed	25										25
	Restricted											
	Non-deed restricted											
Above Moderate		53	15	41	19	22	15	5	3	2	122	-69
Total RHNA by COG. Enter allocation number:		130	15	41	24	23	16	6	3	3	131	-1
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach
1/1/2010 - 12/31/2010

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.				
Encourage Mixed Use Development		Program 1: ABCD, inventory sites and initiate planning, encourage mixed use.	ongoing	City owned site identified at APN 298-211-81-00 for proposed housing/mixed use development of 10 very low units, an ENA with developer for the project was approved by Council 7/3/2010, a project app. has been rec'd. & is in process of review.
Encourage Second Dwelling Units		Program 2: Evaluate progress	ongoing	6 SU units have been constructed from 1/2003 to 12/2010, 1 SU permitted in 2010. Promotional materials prepared and distributed within 18 months of adoption of Housing Element.
Density Bonus Program		Program 3: Update ordinance and implement	27-Jun-05	City amended Density Bonus Ord. Jan 14, 2009
Inclusionary Housing Program		Program 4: Implement Program	ongoing	3 incl. units have been constructed from 1/2003 to 12/2010, 0 incl. units permitted in 2010. Inclusionary Fee Study completed and Ordinance introduced Nov. 10, 2010 proposing to establish Affordable Housing Inclusionary Impact Fee.
Redevelopment and Replacement Housing		Program 5: Identify funding strategy for use of funds for lower inc. hsg. and adopt strategy by year 3.	adopt strategy by Aug 24, 2009.	City set aside 3 units with RDA funds in June 2005, Redev. 5 yr. implementation plan was adopted Jan 13, 2010. Agency entered into ENA July 3, 2010 for proposed development of 10 very low units on city owned land, see program item 1 above.
Address and Mitigate Constraints to Housing Development		Program 6: A. Review Inclusionary Program; B-D. Monitor permit processing & make code revisions; and E. Provide Annual Housing Element Report.	A. 31 -June-2007; B-D. 31 July 2008; E. Ongoing.	A. Incl. Fee Study and Ord. introduced Nov. 10, 2010; B. permit process ongoing; C. Transitional housing is a permitted use; D. SBMC def. of family conforms to Fair Housing Law.; Reasonable accommodations are provided; E. Annual reports filed on time.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach

1/1/2010 - 12/31/2010

Homeless Shelter/Transitional Housing Site Identification	Program 7: Monitor process to ensure current process does not unduly discourage or deter placement of shelters and transitional housing. Adoption within 12 months of explicit use amendments.	Ongoing	City reviewed process and determined that transitional housing is allowed in the municipal code, The City participates in the Regional Shelter program.
Illegal Unit Conversion	Program 8: Allow homeowners with illegally est. second dwelling units to apply for legalization.	Ongoing	No applications for conversion have been received.
Preserve At-Risk Units	Program 9: Monitor determination by private property owners to place affordable units at risk.	Ongoing, monitor at risk units possible owner decision in 2011	June 23, 2009 Solana Highlands Apts. owner notified tenants and public agencies that owner is eligible to end govt. assistance in 12 months. No subsequent notice of a decision to act has been received by the City. No non-profit has indicated interest in purchasing property.
Section 8 Rental Assistance	Program 10: contract with County to administer program	Ongoing	Continued to coordinated with County HCD to implement and administer Section 8 Rental Assistance.
Capital Improvements Program	Program 11: Prepare and adopt capital improvements to repair and maintain public facilities.	Ongoing	Continued to implement City's CIP program, annual budget adopted each year.
Condominium Conversion Policy	Program 12: Consider requests for the conversion of existing rental property when vacancy rate exceeds 6 percent.	Ongoing	No applications for conversion have been received.
Residential Code Enforcement	Program 13: Code complaints identify housing stock in need of improvement	Ongoing	Code Enforcement Efforts on going.
Residential Rehabilitation	Program 14: Provide information on County Services /HCD programs	Ongoing	No application has been received.
Mortgage Credit Certificate (MCC)	Program 15: Distribute information	Ongoing	No application has been received, MCC handout distributed at City Counter.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach	
	1/1/2010 -	12/31/2010
Distribute Fair Housing Information	Program 16: Continue to participate in the Fair Housing Council Program and distribute information, refer questions and claims to FHCSO	Ongoing The City distributes brochures at the Library and City Hall and participates in Council. No complaints received or referred to FHC during 2010.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach	
	1/1/2010 -	12/31/2010

General Comments:

During this reporting period the City has achieved the production of total housing units identified in the housing need for the Rhna period of 1 Jan 03 - 31 December of 2010 by producing a total of 131 units, exceeding the RHNA need identified of 130 units by 1 unit.

RESOLUTION 2011-044

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SOLANA BEACH, CALIFORNIA, APPROVING THE
2011 HOUSING ELEMENT PROGRESS REPORT**

WHEREAS, the City adopted the "City of Solana Beach 2005-2010 Housing Element" by Resolution on August 24, 2006; and

WHEREAS, the Housing Element is an important planning tool for the City of Solana Beach in meeting the housing needs of the Community. It establishes an action plan to meet these needs pursuant to Government Code Section 65302 (c) which sets forth the specific components to be contained in a community's housing element; and

WHEREAS, the State legislature adopted legislation (SB 575) which extends the effective period of the current City of Solana Housing Element to correspond to the Regional Housing Needs Assessment process; and

WHEREAS, on March 23, 2011 the City Council held a duly noticed public hearing to consider the 2011 Annual Housing Element Progress Report as required under Government Code section 65400(a)(2)(B); and

WHEREAS, City Staff presented the 2011 Annual Housing Element Progress Report, including information on the Housing Element Implementation and Annual Building Activity Report for the reporting period of January 1, 2003 – December 31, 2010, at the March 23, 2011 meeting; and

WHEREAS, the public hearing was conducted to take public testimony on the progress report as required by Government Code Section 65302 (c); and

WHEREAS, the City Council found the proposed action is not a project, and is therefore exempt from the California Environmental Quality Act; and

WHEREAS, this decision is based upon the information presented in the staff report, the public testimony and any additional evidence presented at the hearing.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. The 2011 Annual Housing Element Progress Report is approved.

3. City Staff is directed to submit and file the 2011 Annual Housing Element Progress Report with the State Department of Housing and Community Development Department, and also the Governor's Office of Planning and Research.

PASSED AND ADOPTED this 23rd day of March, 2011, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:


AYES: Councilmembers – Heebner, Kellejian, Roberts, Nichols, Campbell
NOES: Councilmembers – None
ABSTAIN: Councilmembers – None
ABSENT: Councilmembers – None



LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:



JOHANNA N. CANLAS, City Attorney



ANGELA IVEY, City Clerk



CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.
CITY OF SOLANA BEACH)

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO
HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution
2011-044** approving the 2011 Housing Element Progress Report as duly passed and
adopted at a Regular Solana Beach City Council meeting held on the 23rd day of March,
2011, and the original is on file in the City Clerk's Office.


ANGELA IVEY, CITY CLERK

Date of this Certification: 3-24-2011



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: David Ott, City Manager
MEETING DATE: March 23, 2011
ORIGINATING DEPT: Community Development Department *TPSC*
SUBJECT: Annual Housing Element Progress Report for 2011

BACKGROUND:

The City adopted the "City of Solana Beach 2005-2010 Housing Element" by Resolution on August 24, 2006. The 2005-2010 Housing Element is an element of the City's General Plan and it covers the time period of July 1, 2005 to June 30, 2010. The State Legislature recently passed legislation (SB 575) which extends the period of the City's Housing Element to expire 18 months after the adoption of the Regional Transportation Plan (RTP) by the San Diego Association of Governments (SANDAG). Adoption of the RTP is projected to occur in October of 2011, which would then extend the City's Housing Element to expire in May 2013.

The Housing Element is an important planning policy document. It is used to identify the housing needs of the community and establishes policies to support the further development of all types of housing, including affordable housing within the City. The Element established a five-year plan to meet these needs pursuant to Government Code Section 65302(c), which sets forth the specific components to be contained in a community's housing element. The 2005-2010 Housing Element replaced the City's previously adopted 1999 Housing Element.

Government Code Section 65400(a) requires that each city and county planning agency prepare an annual report on the status of the Housing Element and report on the progress of the implementation of the policies in the Element, using the forms and definitions adopted by the Department of Housing and Community Development (HCD).

The City provided its 2010 annual report to HCD last year. The annual report is due by April 1 of each year. SB 375, as adopted and codified under Government Code section 65400(a)(2)(B), requires that the annual report be considered at an annual public hearing before the City Council. This statutory requirement was effective as of January 1, 2009.

CITY COUNCIL ACTION:

AGENDA ITEM
B.1.

The purpose of this report is to provide the 2011 Housing Element Annual Progress Report for Council consideration at a public hearing on March 23, 2010 and request Council approval of it after conducting a public hearing and taking testimony on the matter. The report contains the information required by the Government Code, which is contained in Attachment 1. Staff recommends that the Council approve and adopt a resolution which approves the 2011 Housing Element Progress Report and directs Staff to submit it to HCD and the Governor's Office of Planning and Research.

DISCUSSION:

Regional Housing Needs Assessment (RHNA) Progress Report:

This Staff report provides important information on the number of dwelling units permitted related to the RHNA for the City. The number of dwelling units the City has permitted for each income category during the time period of January 1, 2003 through December 31, 2010, is contained in Attachment 1. The progress that has been made is summarized below. In addition, the report provides the number of housing units that has been permitted during the last calendar year and an update on the activity of each program contained in the Housing Element.

For this reporting period, The RHNA allocation for all income categories of 130 housing units has been exceeded, and the total number of units is 131.

During the last calendar year annual reporting period of January 1, 2010 through December 31, 2010 the City permitted 6 new dwelling units and 4 dwelling units were demolished, resulting in a net increase of 2 above moderate dwelling units. In addition, one low income Accessory Living Unit (ALU) was permitted during this calendar year reporting period.

Below is a discussion of the total number of units for the RHNA reporting period from January 1, 2003 – December 31, 2010 which includes the categories of above moderate, moderate, low and very low income.

For this reporting period, the RHNA allocation for above moderate income units of 53 has been exceeded, and the total number of above moderate units permitted is 122.

The total RHNA allocation for moderate income units is 25, and 0 units in this category have been permitted.

The total RHNA allocation for low income units is 22, and 9 low income units have been permitted. The number of low income units in the City was increased by one inclusionary unit during the last year of the reporting period. A remainder of 13 low income units in the RHNA allocation for this category is left.

The total RHNA allocation for very low income units is 30, and 0 units have been permitted.

Housing Element Cycle and Implementation Progress Report:

As previously stated, the Housing Element would have expired on June 30, 2010 but has now been extended to expire 18 months after the adoption of the RTP. As of December 31, 2010 (which is the end of this year's reporting period) the City has met and exceeded the total RHNA allocation for all income categories of 130 units with 131 total units reported. The allocation for above moderate income category of 53 units has been exceeded with 122 units reported in this progress report.

Table C in Attachment 1 provides an itemized status report on the Housing Element Implementation for sixteen programs which were adopted with the City's Housing Element. These programs establish the policies of the City Council to encourage the construction of new affordable housing in Solana Beach, additional affordable housing opportunities using existing housing, and new housing in all income categories as identified in the RHNA and the Housing Element itself.

Information on other City regulations which serve to facilitate affordable housing in the community is provided to the public. The available information includes the City's density bonus, inclusionary and accessory living unit ordinances.

On January 14, 2009 the Council approved and amended the density bonus provisions of the Solana Beach Municipal Code to reflect the most recent changes in state legislation.

On January 13, 2010 the Solana Beach Redevelopment Agency adopted the RDA 2009/10 - 2013/14 Five Year Implementation Plan which explains how the goals and objectives of the agency for the project area will eliminate blight and implement the requirements for low and moderate income housing production in the project areas.

On November 10, 2010 an Ordinance was introduced amending Chapter 17.70 related to Affordable Housing to adopt a resolution 2010-155 establishing an Affordable Housing Impact Fee. The item was continued to allow additional time for review and comment. The Council held a public hearing and acted to introduce the Ordinance on March 10, 2011 to establish a fee for inclusionary affordable rental housing. The Ordinance will be considered for adoption on March 23, 2011 on the same agenda as this report.

On July 14, 2010 the Council approved two resolutions authorizing the City Manager and the Executive Director of the Redevelopment Agency to execute an Exclusive Negotiation Agreement between the City of Solana Beach, Solana Beach Redevelopment Agency and Hitzke Development Corporation for the proposed development of an affordable mixed use housing project, including 10 very low income units, at the 500 block of South Sierra Avenue on a parcel of property that is owned by

the City of Solana Beach. The City subsequently received an application on February 23, 2011 from Hitzke Development Corporation for this project including 10 proposed very low income units and is processing the application for a public hearing at City Council to consider the proposed project and a Disposition and Development Agreement that is being concurrently processed this year.

In conclusion, Staff recommends the Council approve the Resolution contained in Attachment 2, after considering the public testimony provided at the public hearing on the proposed 2011 Annual Progress Report. It is further recommended that the Council direct City Staff to submit the Report to HCD as required by the Government Code.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

N/A

WORKPLAN:

ITEM D – Housing Element

OPTIONS:

- Approve Staff's recommendation to adopt the 2011 Annual Housing Element Progress Report and adopt the Resolution directing that the report be submitted to HCD and the Governor's Office of Planning and Research.
- Approve the Report with modifications and adopt the Resolution directing Staff to submit the report to HCD and the Governor's Office of Planning and Research.
- Provide other direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Receive public testimony, Close the public hearing.
2. Adopt Resolution 2011-044.
 - a. Finding that the proposed action is not a project, and is therefore exempt from the California Environmental Quality Act pursuant to Section 21065 of the State CEQA Guidelines; and
 - b. Approve the 2011 Housing Element Annual Progress Report as submitted and directing the City Staff to file the report with the Department of Housing and Community Development and the Governor's Office of Planning and Research.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation

A large, stylized handwritten signature in black ink, appearing to be 'D. Ott', is written over a horizontal line.

David Ott, City Manager

Attachments:

1. 2011 Annual Housing Element Progress Report
2. Resolution 2011-044

RESOLUTION 2011-044

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SOLANA BEACH, CALIFORNIA, APPROVING THE 2011
HOUSING ELEMENT PROGRESS REPORT**

WHEREAS, the City adopted the "City of Solana Beach 2005-2010 Housing Element" by Resolution on August 24, 2006; and

WHEREAS, the Housing Element is an important planning tool for the City of Solana Beach in meeting the housing needs of the Community. It establishes an action plan to meet these needs pursuant to Government Code Section 65302 (c) which sets forth the specific components to be contained in a community's housing element; and

WHEREAS, the State legislature adopted legislation (SB 575) which extends the effective period of the current City of Solana Housing Element to correspond to the Regional Housing Needs Assessment process; and

WHEREAS, on March 23, 2011 the City Council held a duly noticed public hearing to consider the 2011 Annual Housing Element Progress Report as required under Government Code section 65400(a)(2)(B); and

WHEREAS, City Staff presented the 2011 Annual Housing Element Progress Report, including information on the Housing Element Implementation and Annual Building Activity Report for the reporting period of January 1, 2003 – December 31, 2010, at the March 23, 2011 meeting; and

WHEREAS, the public hearing was conducted to take public testimony on the progress report as required by Government Code Section 65302 (c); and

WHEREAS, the City Council found the proposed action is not a project, and is therefore exempt from the California Environmental Quality Act; and

WHEREAS, this decision is based upon the information presented in the staff report, the public testimony and any additional evidence presented at the hearing.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. The 2011 Annual Housing Element Progress Report is approved.

3. City Staff is directed to submit and file the 2011 Annual Housing Element Progress Report with the State Department of Housing and Community Development Department, and also the Governor's Office of Planning and Research.

PASSED AND ADOPTED this 23rd day of March, 2011, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation** (CCR Title 25 §6202)

Jurisdiction City of Solana Beach
1/1/2010 - 12/31/2010

Table A
Annual Building Activity Report Summary - New Construction
Very Low, Low, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4	5	5a	6	7	8
Project location (that is, the address)	Unit category	Project type	Project description	Project status	Project status	Project status	Project status	Project status
762 N. Granados	SU	R	1	0	2	1		
(9) Total of Moderate and Above Moderate from Table A3								
(10) Total by Income Table A/A3								
(11) Total Extremely Low-Income Units*								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Solana Beach

1/1/2010 - 12/31/2010

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to this table below when a Jurisdiction has included a program it is housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Very Low Income Units	Low Income Units	Moderate Income Units	High Income Units	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
						0	
No. of Units Permitted for Above Moderate	2	0	0	1		3	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Solana Beach

1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2003	2004	2005	2006	2007	2008	2009	2010	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Dead											
	Restricted Non-deed											
	Restricted Deed											30
Low	Dead											
	Restricted Non-deed			5								
	Restricted Deed				1	1			1			13
Moderate	Dead											
	Restricted Non-deed											
	Restricted Deed											25
Above Moderate	Dead											
	Restricted Non-deed											
	Restricted Deed											-69
Total RHNA by COG. Enter allocation number.		130										
Total Units		15	41	24	23	16	6	3	3		131	-1
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Solana Beach

1/1/2010 - 12/31/2010

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Encourage Mixed Use Development	Program 1: ABCD, inventory sites and initiate planning, encourage mixed use.	ongoing	City owned site identified at APN 298-211-81-00 for proposed housing/mixed use development of 10 very low units, an ENA with developer for the project was approved by Council 7/3/2010, a project app. has been rec'd. & is in process of review.
Encourage Second Dwelling Units	Program 2: Evaluate progress	ongoing	6 SU units have been constructed from 1/2003 to 12/2010, 1 SU permitted in 2010. Promotional materials prepared and distributed within 18 months of adoption of Housing Element.
Density Bonus Program	Program 3: Update ordinance and implement	27-Jun-05	City amended Density Bonus Ord. Jan 14, 2009
Inclusionary Housing Program	Program 4: Implement Program	ongoing	3 incl. units have been constructed from 1/2003 to 12/2010, 0 incl. units permitted in 2010. Inclusionary Fee Study completed and Ordinance introduced Nov. 10, 2010 proposing to establish Affordable Housing Inclusionary Impact Fee.
Redevelopment and Replacement Housing	Program 5: Identify funding strategy for use of funds for lower inc. hsg. and adopt strategy by year 3.	adopt strategy by Aug 24, 2009.	City set aside 3 units with RDA funds in June 2005, Redev. 5 yr. implementation plan was adopted Jan 13, 2010. Agency entered into ENA July 3, 2010 for proposed development of 10 very low units on city owned land, see program item 1 above.
Address and Mitigate Constraints to Housing Development	Program 6: A. Review Inclusionary Program; B-D. Monitor permit processing & make code revisions; and E. Provide Annual Housing Element Report.	A. 31 ~June-2007; B-D. 31 July 2006; E. Ongoing.	A. Incl. Fee Study and Ord. introduced Nov. 10, 2010; B. permit process ongoing ; C. Transitional housing is a permitted use; D. SBMC def. of family conforms to Fair Housing Law.; Reasonable accommodations are provided; E. Annual reports filed on time.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach

1/1/2010 - 12/31/2010

Homeless Shelter/Transitional Housing Site Identification	Program 7: Monitor process to ensure current process does not unduly discourage or deter placement of shelters and transitional housing. Adoption within 12 months of explicit use amendments.	Ongoing	City reviewed process and determined that transitional housing is allowed in the municipal code, The City participates in the Regional Shelter program.
Illegal Unit Conversion	Program 8: Allow homeowners with illegally est. second dwelling units to apply for legalization.	Ongoing	No applications for conversion have been received.
Preserve At-Risk Units	Program 9: Monitor determination by private property owners to place affordable units at risk.	Ongoing, monitor at risk units possible owner decision in 2011	June 23, 2009 Solana Highlands Apts. owner notified tenants and public agencies that owner is eligible to end govt. assistance in 12 months. No subsequent notice of a decision to act has been received by the City. No non-profit has indicated interest in purchasing property.
Section 8 Rental Assistance	Program 10: contract with County to administer program	Ongoing	Continued to coordinated with County HCD to implement and administer Section 8 Rental Assistance.
Capital Improvements Program	Program 11: Prepare and adopt capital improvements to repair and maintain public facilities.	Ongoing	Continued to implement City's CIP program, annual budget adopted each year.
Condominium Conversion Policy	Program 12: Consider requests for the conversion of existing rental property when vacancy rate exceeds 6 percent.	Ongoing	No applications for conversion have been received.
Residential Code Enforcement	Program 13: Code complaints identify housing stock in need of improvement	Ongoing	Code Enforcement Efforts on going.
Residential Rehabilitation	Program 14: Provide information on County Services /HCD programs	Ongoing	No application has been received.
Mortgage Credit Certificate (MCC)	Program 15: Distribute information	Ongoing	No application has been received, MCC handout distributed at City Counter.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach

1/1/2010 - 12/31/2010

Distribute Fair Housing Information	Program 16: Continue to participate in the Fair Housing Council. Program and distribute information, refer questions and claims to FHCSO	Ongoing	The City distributes brochures at the Library and City Hall and participates in Council. No complaints received or referred to FHCSO during 2010.
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Solana Beach

1/1/2010 - 12/31/2010

General Comments:

During this reporting period the City has achieved the production of total housing units identified in the housing need for the Rhna period of 1 Jan 03 - 31 December of 2010 by producing a total of 131 units, exceeding the RHNA need identified of 130 units by 1 unit.

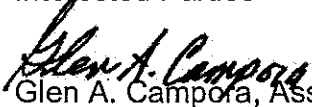
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



January 27, 2011

MEMORANDUM FOR: Planning Directors
Interested Parties

FROM: 
Glen A. Campora, Assistant Deputy Director
Division of Housing Policy Development

SUBJECT: **Housing Element Annual Progress Report (APR)**

Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's housing element using forms and definitions adopted by the Department of Housing and Community Development (Department). The forms and definitions adopted by the Department on March 27, 2010, after considerable public input, and are to be used for the 2010 APR. The APR is an important tool to facilitate implementation of a community's housing element and in tracking and monitoring progress in addressing housing needs and goals. The APR includes information on the jurisdictions' progress in addressing the regional housing need allocation, including the number of housing units permitted by income level, the status of programs in the housing element and efforts to remove governmental constraints.

In addition, submittal of an APR to the Department is one of the threshold requirements to qualifying for Housing Related Parks (HRP) Program funds. The HRP Program rewards local governments for the approval of housing for affordable to lower-income households, providing grant funds for park-related projects to eligible local governments for every qualifying housing start, beginning calendar year 2010. More specific information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

APRs for calendar year 2010 are due April 1, 2011. Please be aware, pursuant to Chapter 888, Statutes of 2006 (AB 2511), a jurisdiction may be compelled by a court to comply with this requirement or be subject to sanctions should an APR not be submitted to the Department within 60 days of the deadline. Copies of the report must be submitted to HCD and the Governor's Office of Planning and Research at:

HCD - Division of Housing Policy Development
P.O. Box 952053, Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044, Sacramento, CA 95812-3044

Regulations, forms, and instructions on the content of the APR are available on the Department's *Building Blocks* website at http://www.hcd.ca.gov/hpd/housing_element2/OR_apr.php. If you have any questions or need assistance in completing the APR, please contact Melinda Benson, of our staff, at (916) 445-5307 or mbenson@hcd.ca.gov.



CITY OF SOLANA BEACH

Ph (858) 720-2400, Fax (858) 755-1782
635 SOUTH HIGHWAY 101 • SOLANA BEACH • CA 92075 • <http://www.ci.solana-beach.ca.us>

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City Council of the City of Solana Beach in the Council Chambers at City Hall, 635 South Highway 101, Solana Beach, to consider the project summarized below:

DATE AND TIME: Wednesday, March 23, 2011, at 6:00 p.m.

PROJECT DESCRIPTION: General Plan, Housing Element Annual Progress Report: Government Code Section 65400 establishes the requirement that each city prepare an annual report on the status of the housing element of its general plan and progress in its implementation as adopted by the State of California Department of Housing and Community Development. The 2011 Annual Housing Element Progress Report for the City of Solana Beach will include the reporting period of January 1, 2003 to December 31, 2010. This report includes statistics on the production of all housing types including Affordable Housing during the Regional Housing Needs Assessment (RHNA), which began on January 1, 2003 and will end on December 31, 2012.

ENVIRONMENTAL STATUS: This amendment does not fit the definition of a "project" pursuant to CEQA Statute 21065. Therefore, CEQA review is not applicable

ADDITIONAL INFORMATION: If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City of Solana Beach at or prior to the public hearing.

If you have any questions about this project, you are encouraged to contact Tina Christiansen, Community Development Director at (858) 720-2440. The City of Solana Beach is committed to making its programs, services, and activities accessible to individuals with disabilities. If you require an accommodation to participate in this process or any other City program, service or activity, please contact Solana Beach City Hall at least 72 hours prior to the meeting at (858)-720-2400.



CITY OF SOLANA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
635 South Highway 101 • Solana Beach • California • 92075-2215

Transmittal

TO: Department of Housing and Community Development, Governor's
Office of Planning and Research, SANDAG

FROM: Tina Christiansen, Community Development Director *TPSC*

DATE: March 24, 2011

SUBJECT: Annual Housing Element Progress Report

As required by the State Department of Housing and Community Development, the City is transmitting a copy of its completed Annual Housing Element Progress Report.

HOUSING POLICY
DEVELOPMENT, HCD

MAR 29 2011

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Solana Beach

Mailing Address: Community Development Department
635 S. Highway 101 Solana Beach, CA 92075

Contact Person: Tina Christiansen Title: Community Development Director

Phone: (858) 720-2444 FAX (858) 720-2448 E-mail: tchristiansen@cosb.org

Reporting Period by Calendar Year: from January 1, 2003* to December 31, 2010

These forms and tables, (see sample -- next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

*Note: In order to more accurately represent progress toward meeting its regional share, the City has chosen to report housing activity for the full time- period covered by the RHNA reporting period.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach
	1/1/2010 - 12/31/2010

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8				
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the unaffordable determined the units were affordable. Refer to instructions.				
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income									
762 N. Granados	SU	R		1			1	1	local ord.	1					
(9) Total of Moderate and Above Moderate from Table A3										▶	2	deed			
(10) Total by income Table A/A3										▶	1		2	3	
(11) Total Extremely Low-Income Units*															

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

City of Solana Beach

1/1/2010 - 12/31/2010

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it is housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	2	0	0	1		3	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

City of Solana Beach

1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2003	2004	2005	2006	2007	2008	2009	2010	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed											30
	Restricted Non-deed restricted											
Low	Deed			5	1	1	1		1		9	13
	Restricted Non-deed restricted											
Moderate	Deed											25
	Restricted Non-deed restricted											
Above Moderate		15	41	19	22	15	5	3	2		122	-69
Total RHNA by COG. Enter allocation number:		15	41	24	23	16	6	3	3		131	-1
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach
1/1/2010 - 12/31/2010

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.				
Encourage Mixed Use Development		Program 1: ABCD, inventory sites and initiate planning, encourage mixed use.	ongoing	City owned site identified at APN 298-211-81-00 for proposed housing/mixed use development of 10 very low units, an ENA with developer for the project was approved by Council 7/3/2010, a project app. has been rec'd. & is in process of review.
Encourage Second Dwelling Units		Program 2: Evaluate progress	ongoing	6 SU units have been constructed from 1/2003 to 12/2010, 1 SU permitted in 2010. Promotional materials prepared and distributed within 18 months of adoption of Housing Element.
Density Bonus Program		Program 3: Update ordinance and implement	27-Jun-05	City amended Density Bonus Ord. Jan 14, 2009
Inclusionary Housing Program		Program 4: Implement Program	ongoing	3 incl. units have been constructed from 1/2003 to 12/2010, 0 incl. units permitted in 2010. Inclusionary Fee Study completed and Ordinance introduced Nov. 10, 2010 proposing to establish Affordable Housing Inclusionary Impact Fee.
Redevelopment and Replacement Housing		Program 5: Identify funding strategy for use of funds for lower inc. hsg. and adopt strategy by year 3.	adopt strategy by Aug 24, 2009.	City set aside 3 units with RDA funds in June 2005, Redev. 5 yr. implementation plan was adopted Jan 13, 2010. Agency entered into ENA July 3, 2010 for proposed development of 10 very low units on city owned land, see program item 1 above.
Address and Mitigate Constraints to Housing Development		Program 6: A. Review Inclusionary Program; B-D. Monitor permit processing & make code revisions; and E. Provide Annual Housing Element Report.	A. 31-June-2007; B-D. 31 July 2006; E. Ongoing.	A. Incl. Fee Study and Ord. introduced Nov. 10, 2010; B. permit process ongoing ; C. Transitional housing is a permitted use; D. SBMC def. of family conforms to Fair Housing Law.; Reasonable accommodations are provided; E. Annual reports filed on time.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach
1/1/2010 - 12/31/2010

Homeless Shelter/Transitional Housing Site Identification	Program 7: Monitor process to ensure current process does not unduly discourage or deter placement of shelters and transitional housing. Adoption within 12 months of explicit use amendments.	Ongoing	City reviewed process and determined that transitional housing is allowed in the municipal code. The City participates in the Regional Shelter program.
Illegal Unit Conversion	Program 8: Allow homeowners with illegally est. second dwelling units to apply for legalization.	Ongoing	No applications for conversion have been received.
Preserve At-Risk Units	Program 9: Monitor determination by private property owners to place affordable units at risk.	Ongoing, monitor at risk units possible owner decision in 2011	June 23, 2009 Solana Highlands Apts. owner notified tenants and public agencies that owner is eligible to end govt. assistance in 12 months. No subsequent notice of a decision to act has been received by the City. No non-profit has indicated interest in purchasing property.
Section 8 Rental Assistance	Program 10: contract with County to administer program	Ongoing	Continued to coordinated with County HCD to implement and administer Section 8 Rental Assistance.
Capital Improvements Program	Program 11: Prepare and adopt capital improvements to repair and maintain public facilities.	Ongoing	Continued to implement City's CIP program, annual budget adopted each year.
Condominium Conversion Policy	Program 12: Consider requests for the conversion of existing rental property when vacancy rate exceeds 6 percent.	Ongoing	No applications for conversion have been received.
Residential Code Enforcement	Program 13: Code complaints identify housing stock in need of improvement	Ongoing	Code Enforcement Efforts on going.
Residential Rehabilitation	Program 14: Provide information on County Services /HCD programs	Ongoing	No application has been received.
Mortgage Credit Certificate (MCC)	Program 15: Distribute information	Ongoing	No application has been received, MCC handout distributed at City Counter.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach	
	1/1/2010 -	12/31/2010
Distribute Fair Housing Information	Program 16: Continue to participate in the Fair Housing Council Program and distribute information, refer questions and claims to FHCS	Ongoing The City distributes brochures at the Library and City Hall and participates in Council. No complaints received or referred to FHC during 2010.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach	
	1/1/2010 -	12/31/2010

General Comments:

During this reporting period the City has achieved the production of total housing units identified in the housing need for the Rhna period of 1 Jan 03 - 31 December of 2010 by producing a total of 131 units, exceeding the RHNA need identified of 130 units by 1 unit.

RESOLUTION 2011-044

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SOLANA BEACH, CALIFORNIA, APPROVING THE
2011 HOUSING ELEMENT PROGRESS REPORT**

WHEREAS, the City adopted the "City of Solana Beach 2005-2010 Housing Element" by Resolution on August 24, 2006; and

WHEREAS, the Housing Element is an important planning tool for the City of Solana Beach in meeting the housing needs of the Community. It establishes an action plan to meet these needs pursuant to Government Code Section 65302 (c) which sets forth the specific components to be contained in a community's housing element; and

WHEREAS, the State legislature adopted legislation (SB 575) which extends the effective period of the current City of Solana Housing Element to correspond to the Regional Housing Needs Assessment process; and

WHEREAS, on March 23, 2011 the City Council held a duly noticed public hearing to consider the 2011 Annual Housing Element Progress Report as required under Government Code section 65400(a)(2)(B); and

WHEREAS, City Staff presented the 2011 Annual Housing Element Progress Report, including information on the Housing Element Implementation and Annual Building Activity Report for the reporting period of January 1, 2003 – December 31, 2010, at the March 23, 2011 meeting; and

WHEREAS, the public hearing was conducted to take public testimony on the progress report as required by Government Code Section 65302 (c); and

WHEREAS, the City Council found the proposed action is not a project, and is therefore exempt from the California Environmental Quality Act; and

WHEREAS, this decision is based upon the information presented in the staff report, the public testimony and any additional evidence presented at the hearing.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. The 2011 Annual Housing Element Progress Report is approved.

3. City Staff is directed to submit and file the 2011 Annual Housing Element Progress Report with the State Department of Housing and Community Development Department, and also the Governor's Office of Planning and Research.

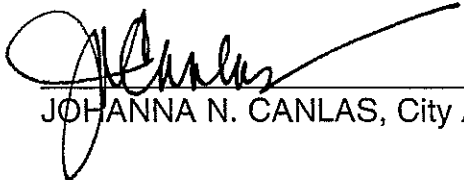
PASSED AND ADOPTED this 23rd day of March, 2011, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers – Heebner, Kellejian, Roberts, Nichols, Campbell
NOES: Councilmembers – None
ABSTAIN: Councilmembers – None
ABSENT: Councilmembers – None


LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:


JOHANNA N. CANLAS, City Attorney


ANGELA IVEY, City Clerk



CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.
CITY OF SOLANA BEACH)

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO
HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution
2011-044** approving the 2011 Housing Element Progress Report as duly passed and
adopted at a Regular Solana Beach City Council meeting held on the 23rd day of March,
2011, and the original is on file in the City Clerk's Office.


ANGELA IVEY, CITY CLERK

Date of this Certification: 3-24-2011